

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Little Page Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median price \$2,526,000

Property Type House

Suburb Albert Park

Period - From 01/04/2022

to 30/06/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	24b Dow St SOUTH MELBOURNE 3205	\$1,275,000	28/03/2022
2	124 Princes St PORT MELBOURNE 3207	\$1,150,000	09/02/2022
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/07/2022 11:06



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

June quarter 2022: \$2,526,000

Comparable Properties



24b Dow St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$1,275,000

Method: Private Sale

Date: 28/03/2022

Property Type: Townhouse (Single)

124 Princes St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 - -

Price: \$1,150,000

Method: Sold Before Auction

Date: 09/02/2022

Property Type: Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Cayzer | P: 03 9699 5999